

July 26, 2007



Planning Department Newsletter



CITIZENS PROVIDE COMMENTS ON COMMUNITY GROWTH

With the recent growth experienced in the Pullman community, the City Council has requested that the planning department review the configuration of the city's existing urban growth area. The urban growth area is defined as the property into which the city expects to grow over a certain time frame (usually 20 years).

This process of reevaluating urban growth boundaries raises questions about the best means to accommodate anticipated development in the area. To help answer some of those questions, the Planning Commission conducted a public input session on June 27 regarding the topic of community

growth. The session was attended by approximately 20 people, and seven of those individuals provided comments to the Commission. Three of the presenters spoke on behalf of their organizations: League of Women Voters, Pullman Alliance for Responsible Development, and Pullman Pioneer Hill Association. The remarks offered by the public during this meeting are summarized as follows:

- the city is behind the times in taking care of its storm water runoff issues, but it's good that the city is currently addressing this matter with the help of a

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The city is currently reevaluating the limits of its urban growth area.

consultant

- offer a variety of transportation modes to access neighborhoods, parks, and business areas, including motor vehicles, public transportation, walking, and bicycling with the goal of reducing driving time and fuel consumption; provide pedestrian connections whenever possible (e.g., paths at the end of cul-de-sacs)
- create development patterns that are contiguous and well-connected with the current city limits rather than spread out with randomly placed suburbs
- development in the Pullman-Moscow corridor is tempting since no new major road needs to be developed, but it is located far from any residential neighborhood; each business placed there increases travel time and threatens the viability of both Pullman and Moscow as well as the rural feel of our towns; evaluate potential development in the corridor with a very critical eye
- plan for adequate park and open space within the city since our parks are well used; with continued development, more will be needed; well placed parks can also help with flood control and water quality issues; the city should identify potential park land as it considers the urban growth area so the city can begin acquiring it in a timely manner
- open the development process to citizen input as much as possible
- develop the downtown into a stable area of prosperity before investing in other areas, as a prosperous downtown provides a strong economic base from which to grow and promotes a strong sense of community
- promote compact growth over sprawl whenever possible, and conserve the rural, agricultural character of the region
- as a community that has grown by less than 3,500 people since 1980, it is important to realize that our community cannot handle large scale, invasive businesses and development; the city should limit urban sprawl and developments of inappropriate size
- the urban growth area should not allow for piecemeal development; the city should assess how proposed annexations fit into an overall plan for Pullman's future, including an evaluation of economic and social costs for the community over time
- it is imperative that the community develop affordable housing in areas accessible by various transportation modes
- promote commercial developments that pay a living wage for our citizens
- the urban growth area should contain a strong commitment to economic and environmental stability
- address light, runoff, and storm water pollution impacts with all new development; consider the strain that new development places on water and sewer services, school district functions, emergency service, and transportation systems; address issues regarding expanded use of the region's aquifer
- arrange for a study by an independent source on the need for growth in this community
- provide good accessibility and parking in downtown area
- Pullman offers cookie-cutter piecemeal development that is unattractive; the city's comprehensive plan is good, but it has not been implemented
- urban development practices cause more environmental damage than current farming practices
- city should encourage low impact development projects
- a good portion of real estate buyers ask for large (1+ acre) lots; if the city offers larger lots, it will attract more residents since that's what people want; need to provide for 1- to 5-acre lots at the edge of the city to act as a buffer between intense urban development and rural farmland
- the best neighborhoods in Pullman are those with larger lots, like the Meadows subdivisions
- need wider streets—when parking is allowed on both sides of certain streets, the road becomes very narrow for passage by vehicles
- landowners can only develop in an incremental fashion since their land holdings are limited
- the Pullman-Moscow corridor is going to develop, either under city or county control
- much land within the city limits in the Pullman-Moscow corridor has gone undeveloped due to a lack of urban services, and there is much more land that could be developed in this area if the appropriate services are provided; development in the area would pay for the services

As the Planning Commission continues its work on reviewing the city's urban growth area, there will be additional opportunities provided for public input. Future editions of this newsletter will furnish updates on the Commission's activities in this regard.

SEEK ALTERNATE ROUTES

It's that time of year again when several city streets are being reconstructed as part of the city's annual road maintenance program. The following is a list of streets that are on the city's docket for repair this summer, with their tentative reconstruction schedule:

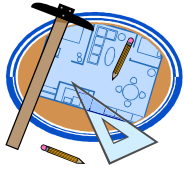
- SE Crestview Street (between Grand Avenue and Spring Street); currently under way, with completion by July 31
- SW Crestview Street (between Wysup Dodge and Wadleigh Drive); currently under way, with completion by July 31

- NW Turner Drive (between Grand Avenue and Dal Street); August 13 through 31
- SW Center Street (between Grand Avenue and Cityview Street); late August to late September/early October
- SE Main Street (eastbound approach near Bishop Boulevard); August 13 through 24

If you must travel in the vicinity of these repaving projects, please be patient and respect all traffic control signs and personnel. Any questions about these construction activities should be directed to the public works department at (509)



The repaving of SE Crestview Street should be complete by the end of the month.



Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

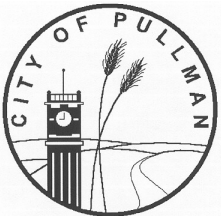
PROJECT	DESCRIPTION	LOCATION	STATUS
Critical Areas Ordinance Revisions	proposed amendments to city's ordinance regarding environmentally sensitive areas	citywide	draft amendments transmitted to state; CC scheduled to review final ordinance in September
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of Old Wawawai Road	staff reviewing legal description of property
Askins Annexation	annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	CC accepted annexation on 4/3; city awaiting petition from applicant
Barclay Subdivision No. 2 Preliminary Plat	divide 5.4 acres into 14 lots in an R2 district	South of the SW Casey Court/Barclay Court intersection	PC recommended approval; CC meeting scheduled for 8/28
Bryant House Special Valuation	request for special property tax valuation for single family house rehabilitation	1005 NE Maple Street	LC meeting tentatively scheduled for 8/22
Beasley Conditional Use Permit Extension Request (C-06-3)	extend for 2 years the approval period for a permit involving construction of a 15- & 12-unit apartment building on 3.2 acres	215 NW Clay Court	staff reviewing application materials
Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Drive/Bishop Boulevard intersection	Superior Court judge denied PARD appeal on 10/18/06; PARD filed appeal with Court of Appeals on 11/27/06
University Park Apartments site plan (06-18)	develop 21 apartments on 23,656-sq-ft lot	680 NE Gray Lane	staff requested applicant to revise site plan
Crimson Village site plan (07-2)	develop mixed-use retail/residential buildings totaling 66,000 sq ft on 10.5-acre lot	1000 block of SE Bishop Boulevard	staff requested applicant to revise site plan
Anita's Townhouses site plan (07-4)	build two housing units on 6,016-sq-ft lot	1055 NE B Street	staff requested applicant to revise site plan
Whispering Hills Townhouses site plan (07-5)	construct 10 townhouse units on 88,800-sq-ft site	southwest of SW Old Wawawai Road/Marcia Drive intersection	staff requested applicant to revise site plan
Bishop Boulevard Development site plan (07-9)	build 9,680-sq-ft multi-tenant commercial structure on 36,750-sq-ft lot	690 SE Bishop Boulevard	staff requested applicant to revise site plan
University Park Mixed Use Development site plan (07-10)	construct 43,600-sq-ft commercial/residential building on 45,740-sq-ft site	630 E. Main Street	staff requested applicant to revise site plan
Tomason Place Apartments site plan (07-11)	establish 26-unit apartment building on 82,600-sq-ft parcel	555 NE Terre View Drive	staff requested applicant to revise site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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